

16 JUL 91 13 10

14 July 1991

Department of Ecology
Southwest Regional Office
7272 Cleanwater Lane
MS LU-11
Olympia, WA 98504-6811

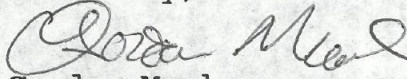
I am writing to object to Peninsula Partners' Application Nos. G2281722 and G2281723. I have a well on my property on the Miller Peninsula which is 338 feet deep and has a flow of 7 gal/min. I would like to be able to respond in great detail to Peninsula Partners application but there is scant information on which to base such a protest. The fact there is such scant information seems to me sensible grounds for denying such an application. The amount of water that Peninsula Partner's is planning to remove from the ground is unprecedented for this area. To simply grant them permission to do so would be unconscionable. I am deeply concerned that their use of that much water would have significant impacts on the water supplies for residents in the area.

The Miller Peninsula lies in the "rainshadow" of the Olympic Mountains. No one knows the rate of recharge of the local aquifers.

Saltwater intrusion is a realistic possibility as a result of water use of this magnitude.

Please do not approve this application until the myriads of questions surrounding the use of that quantity of water in this area are answered.

Sincerely,



Gordon Maul
340B Thompson Road
Sequim, WA 98382

c:Clallam County Commissioners
Representative Hargrove
Representative Jones
Senator Connor

OK to accept

EJB

7/24/91

S

In re: Applications #G228172 and #G228173 to appropriate public waters, dated May 23, 1991.

P E T I T I O N to the WASHINGTON STATE DEPARTMENT of ECOLOGY

We, the undersigned are property owners or renters on the Miller Peninsula in Clallam and Jefferson counties. We object to your approval of the applications by Peninsula Partners (Applications #G228172 and #G228173, each dated May 23, 1991) for permits to appropriate public waters subject to existing rights from 5 wells in the total amount of 2,000 gallons per minute (2,880,000 gallons per 24-hour day).

We object because we do not believe that adequate measures are being taken to ensure that our water rights are being protected.

All 5 wells are high capacity wells. High capacity wells can possibly reduce the capacity of surrounding wells or induce salt water intrusion. All Miller Peninsula wells that are near sea level or below sea level should be pumped down and tested for water draw-down at the same time in the month of September when the water table is low. There should be multiple testing for chlorides at the start, during and at the end of the pump test to determine if there is intrusion of sea water. Decisions concerning establishment of capacity limits for such wells should be based on this data.

Aquifers in the Eagle Creek Watershed on Miller Peninsula are in critical recharge areas Under the Growth Management Act of 1990 both Clallam and Jefferson counties are required to make studies of vulnerable aquifers. Until such time that these studies have been made and land uses that contribute to contamination have been determined, no water permits for community or municipal use should be issued for the Miller Peninsula.

cc: Clallam County P. U. D. #1
Jefferson County P. U. D. #1
Peninsula Daily News
Port Townsend Leader
Sequim Gazette
Clallam County Commissioners
Jefferson County Commissioners

Signature	Print Name and Address	Elevation	Well Depth
<u>7-22-91</u> <u>Diane Martin</u>	<u>Diane Martin</u> <u>105 South 40th - Tacoma, WA</u> <u>98408</u>	<u>PUD #1</u>	<u>Gardiner</u>
<u>7-22-91</u> <u>Dennis Martin</u>	<u>Dennis Martin</u> <u>105 South 40th - Tacoma, WA</u> <u>98408</u>	<u>PUD #1</u>	<u>Gardiner</u>
<u>7-22-91</u> <u>William R. Movius</u>	<u>William R. Movius</u> <u>1114 East 53rd - Tacoma, WA</u> <u>98404</u>	<u>PUD #1</u>	<u>Gardiner</u>
<u>7-22-91</u> <u>Florence E. Movius</u>	<u>Florence E. Movius</u> <u>1114 East 53rd - Tacoma, WA</u> <u>98404</u>	<u>PUD #1</u>	<u>Gardiner</u>
<u>7- -91</u> _____	_____ _____		

This is a shortened petition and may be filed individually. The legal notice is on the reverse side of this page. Better yet, write a letter of **objections**, enclosing a total of \$4.00 for each household (\$2.00 for each Water Rights Application). Signers of the petition are required to send the same amount of money. Checks are to be made out to the Department of Ecology.

You may contact Jack or Frances Mc Lean 10:00 a. m. to 10:00 p. m. including Saturday and Sunday. Ph.: 797-7245. **All complaints must be received in Olympia by July 23, 1991.**

STATE OF WASHINGTON
Department of Ecology
NOTICE OF APPLICATION
TO APPROPRIATE
PUBLIC WATERS

TAKE NOTICE: That Peninsula Partners of Seattle, Washington, on May 23, 1991 under Application No. G228173 filed for permit to appropriate public waters, subject to existing rights, from 3 wells in the amount of 1,000 gallons per minute as needed year round each year, for community domestic supply and irrigation during the irrigation season. The Source of the proposed appropriation is located within NE NE and NE SE of Section 20, Township 30 N., Range 2W W.M., in Clallam County. Protests or objections to approval of this application must include a detailed statement of the basis for objections; protests must be accompanied by a two dollar (\$2.00) recording fee and filed with the Department of Ecology, at the address shown below, within thirty (30) days from June 23, 1991.

Department of Ecology
Southwest Regional Office
7272 Cleanwater Lane,
MS LU-11
Olympia, WA 98504-6811
Pub.: June 16, 23, 1991

Peninsula Daily News
Sunday, June 16, 1991

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2,000 gallons per minute
X 60 minutes
X 24 hours
Gallons = 2,880,000 per day

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cc: Clallam County P. U. D. #1
Jefferson County P. U. D. #1
Peninsula Daily News
Port Townsend Leader
Sequim Gazette
Clallam County Commissioners
Jefferson County Commissioners

My well is in the Eagle Creek Watershed --or bottom of well is within 10' of sea level or deeper.		Signature		Print Name and Address	Elevation	Well Depth
Jeff McCullough Karen McCullough		7-15-91	Jeff & Karen McCullough 135 B. Thompson Rd. Sequim, Wa. 98382	215'	218'	OK
John Fanning		7- -91	670 Chicken Coop Rd	352	351'	OK
Jennifer Lee Swenson Richard Swenson		7-16-91	RICHARD T & JENNIFER LEE SWENSON 841 OLD GARDINER Hwy 14 N, Sequim, WA 98382	148 JePPCo.	310+ P.U.D. #1	OK
Basil E. Mulford		7-16-91	BASIL E. MULFORD 341 FARNS WORTH PL SEQUIM WN 98382	124	88	OK
Patricia Lee Leon Lee		7-16-91	776 CHICKEN Coop Rd. SEQUIM, WA 98382	320'	160'	OK
George L. Hatchet		7- -91	611 BACHELOR GARDINER WN. 98382	148 JePPCo.	310+ P.U.D. #1	OK
Robert Black Wanda R. Black		7-17-91 7-17-91	520 BACHELOR RD. SEQUIM, WA. 98382			OK
Carol H. Moos		7-17-91	210 Gardiner Bch Rd Gardiner, Wa. 98382	148 JePPCo.	310+ P.U.D. #1	OK
John S. McLean Frances G. McLean		7-17-91	John & Frances McLean 290 Gardiner Beach Rd Sequim WA 98382	148 JePPCo.	310+ PUD #1	OK
		7- -91				
		7- -91				
		7- -91				
		7- -91				

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Jefferson County P. U. D. #1
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Jefferson County Commissioners

[illegible]

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7- -9

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Port Townsend Leader
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My well is in the Eagle Creek Watershed
--or bottom of well is within 10' of
sea level or deeper.

Signature

* How is it that getting a permit for water volume to be used 20 years from now is not reserving water rights?!!

Print Name and Address

Elevation Well Depth

David M. Galt 7-21-91

7-21-91

DAVID & GWENN GARLINGTON

P.O. Box 1362

sequim, Wash. 98382

150'

195'

7- -91

7- -91

7- -91

7- -91

7- -91

7- -91

7- -92

7- -9:

7- -9

7- -9

7- -9

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Signature

Print Name and Address

Elevation Well Depth

<u>Harry G. Enshaw</u> 7-12-91	<u>HARRY G. HENSHAW</u> <u>730 GARDINER BEACH RD</u> <u>SEQUIM, WA. 98382</u>	<u>10 ft.</u> <u>above sea level</u>	<u>62 ft.</u>	OK
<u>Wayne G. & Peggy S. King</u> 7-12-91	<u>WAYNE G. & PEGGY S. KING</u> <u>751 GARDINER BLVD.</u> <u>GARDINER, WA. 98382</u>	<u>PUD #1</u>	<u>GARDINER</u>	OK
<u>Margaret M. McVie</u> 7- -91	<u>Margaret M. McVie</u> <u>El3400 Hellmaring Rd</u>	<u>Sunshine Acres</u>		OK
<u>Arland & Jeleen Bargloff</u> 7-21-91	<u>ARLAND & JELEEN BARGLOFF</u> <u>810 GARDINER BEACH RD</u> <u>SEQUIM, WA 98382</u>	<u>PUD #1</u>	<u>GARDINER</u>	OK
<u>Jim & Patricia Warner</u> 7-21-91	<u>JIM & PATRICIA WARNER</u> <u>790 GARDINER BCH RD</u> <u>SEQUIM, WA 98382</u>	<u>PUD #1</u> <u>GARDINER</u> <u>30' and 35'</u>		OK
<u>Louise E. King</u> 7-21-91	<u>LOUISE E. KING</u> <u>751 GARDINER BLVD. RD.</u>	<u>PUD #1</u>	<u>GARDINER</u>	OK
<u>Margaret K. Anderson</u> 7-22-91	<u>MARGARET K. ANDERSON</u> <u>781 GARDINER BCH RD.</u> <u>GARDINER WA 98382</u>	<u>PUD #1</u>	<u>GARDINER</u>	OK
<u>Judy & Norman Lynn</u> 7-22-91	<u>JUDY & NORMAN LYNN</u> <u>890 Gardiner Beach Rd</u> <u>Gardiner, Wa. 98382</u>	<u>PUD #1</u>	<u>GARDINER</u>	OK
<u>Ken & Janice Roblett</u> 7-22-91	<u>KEN & JANICE ROBLETT</u> <u>11004 Zeus Ave.</u> <u>Nowalk, Ca. 90650</u>	<u>Sunshine Acres</u>		
<u>7- -91</u>				
<u>7- -91</u>				
<u>7- -91</u>				
<u>7- -91</u>				

Copy: Ecology Dept, Olympia

David

June 27, 1991

Mr. Andy Norris
Mr. Dan Cudaback
Peninsula Partners, L. P.
1008 Western Ave, Suite 307
Seattle, WA 98104

RECEIVED

'91 JUL -3 AM 59

Subject: Aquifer. Miller Peninsula
community requests.

Gentlemen:

The attached document was prepared by George S. Hernandez, home business owner--Diamond Point Inn a Bed and Breakfast, located at 241 Sunshine Road, Gardiner 98334, 206-797-7720.

This preparer does not claim to have any background in geology, nor claim any knowledge of groundwater systems. My educational background is a college degree in Industrial Organizational Psychology and Gerontology, one year of the Gerontology Masters program at San Francisco State University, and to pun Geology One.

All of the information was gathered by attending a Jefferson County Planning Department workshop/forum on aquifers/aquifer recharge areas protection goals and by reading the different types of literature displayed at the workshop. From this gathered information, the following is hereby put forth.

Various business owners and home owners members of the community on the Miller Peninsula request that Peninsula Partners abide by the Growth Management Act of 1990 and pursue the requests herein that follow. As a group we have made the assumption that the Cape Discovery Resort will be a reality. However, as a group in the business world, we are also faced with the reality that we also have a stake in the Miller Peninsula. And the stake is WATER. A contaminated and ill-used water system will impact not only the resort, but the community of residents and businesses at large.

Sincerely,

George S. Hernandez

By George S. Hernandez, and on behalf of the community of
the Miller Peninsula.

S

Informal protest, No more

203 7/29/91

The Growth Management Act of 1990.

"The Growth Management Act of 1990 requires all cities and counties in Washington to designate and classify resource lands and critical areas by September 1, 1991. All those cities and counties planning under the Act are also required to protect these resource lands and critical areas."

Critical areas included were **aquifer recharge areas** and **geologically hazardous areas**.

"Each critical area was addressed by a state agency representative and a city or county representative. The state agency representative outlined the following for each critical area:

1. the critical area's value;
2. the area's need for protection; and
3. important issues that need to be considered when designating and protecting that particular critical area."

"For more information, contact Holly Gadbaw, Department of Community Development, Growth Management Division at (206) 753-2943."

S

Thurston County Health Department.

(The following real life scenario is not necessarily similar to that of the Miller Peninsula; however the scenario will give a certain amount of fire power to protect our drinking water.)

The above department became concerned with the long term protection of the **ground water** in the area just east of Lacey, WA. The reason for this concern was based upon three major factors:

1. The magnitude of the **ground water resource**. The Mcallister aquifer system (known as the McAllister Geologically Sensitive Area) supplies drinking water to more than 57,000 residents, including residents of Olympia and about 12,000 people in unincorporated Thurston County. The major **discharge area** (about 16.5 million gallons daily average) of this aquifer is the McAllister Springs, which is the primary source of water for Olympia. Virtually all ground water in this area is the result of rainfall infiltrating the **porous** soils found within the **recharge area**.

2. The **vulnerability** of the ground water. The predominant soils in the recharge area are coarse sands and gravels deposited by previous glacial advances. These unconsolidated materials infiltrate and transmit water rapidly, but are very **ineffective at filtering or removing contaminants**. Evidence of this ground vulnerability is found by noticing the age and the increased trend of **nitrate** values in the ground water and recent experiences with **pesticide** contamination.

3. The intensity of development being experienced. A 1988 Census Report showed Thurston County gained 18% in population from 1980 through 1987. Between 1980 and 1987, 1728 living units were constructed in a 28 square mile area surrounding McAllister Springs. From August 1987 through August 1988 projects were submitted that would make available 1,859 lots within the same area. All of the projects' lots were proposed with on-site septic systems.

Facts found by Thurston County Board of Health:

1. About 5,800 persons in the unincorporated County and about 47,000 persons in Olympia and Lacey obtain their drinking water from springs fed by this aquifer.



2. This aquifer consists primarily of **coarse sands and gravels** which have relatively rapid infiltration, transmission of water and high percolation rates. However, these soils are also generally poor at binding, trapping and filtering contaminants, thus have **a low potential** to treat and retain pollutants.

3. There are likely **six different soil layers** in the McAllister aquifer, which **are connected**, hence a pollutant introduced into the surface aquifer can migrate through all aquifer levels.

4. The aquifer is often very shallow, as demonstrated by wells of less than fifty feet. The soil above the top aquifer level is also coarse, affording reduced protection from pollution.

5. 2 to 4 above demonstrate that the McAllister aquifer is quite susceptible to pollution.

6. McAllister Springs, which is fed by the McAllister aquifer is experiencing a strong trend of increasing nitrate levels, which is the result of land use activities, and which is an indicator of probable increase in other pollutants, such as disease-causing organisms and household hazardous waste. Pesticides, often at concentrations exceeding existing or proposed maximum contaminants levels, have been detected in wells.

Definition: Nitrate: a salt, fertilizer consisting of potassium nitrate or sodium nitrate.

Measures to be Adopted by Peninsula Partners.

1. A distribution sewage system in accordance with state Department of Health Technical Review Committee Guidelines

2. One living unit per five acres or as determined by the state/county planning commission and the state and county health departments.

3. The waste entering the on-site sewage system is to be equivalent in quality to typical conventional residential waste.

4. No use of pesticides or leaching pesticides in golf course.

5. Develop a storm water containment (not a dry well) management, including a health officer's proposal management requirements that are sufficient to protect ground water.



6. Develop a sewage system that will enhance removal of nitrogen and other chemical pollutants.

7. Locate aquifer's recharge, discharge areas, its layers and the layers interconnection. Determine the type of vegetation and surface sediment. Provide measures to protect this areas from contamination, that is, vulnerability of the ground water (see 8).

8. Determine the susceptibility and vulnerability of the aquifer (s) in the Miller Peninsula by using State Department of Ecology regulations and proposed guidelines.

9. Use a Drastic system, in combination with other systems, for evaluating ground water pollution potential. See The Growth Management Act of 1990.

10. Prohibit the following sewage uses in the resort area that would produce wastewater, which would pose any greater risk to groundwater quality than typical domestic use:

- a. Auto repair and boat repair.
- b. Barbershops and beauty parlors.
- c. Dentists' and physicians' offices.

S

Sea Water Intrusion.


Sea Water intrusion is defined as movement of seawater into fresh water aquifers due to natural processes or human activities; or sodium chloride in ground-water near the coast may indicate a landward movement of the zone of mixing. Various scientists use a value of 100 milligrams of chloride per liter of water as an indicator of intrusion.

Salty water is unpalatable to most people; some people are on salt restricted diets; salty water is detrimental to most plants; salty water can have detrimental effects on wetland areas.

Once an aquifer is intruded, it is difficult and extremely costly to restore the water quality of the aquifer to its pre-intruded state.

Causes of Sea Water Intrusion.

Washington State Department of Ecology Pamphlet.

1. Decreases in groundwater levels. Regional declines in groundwater levels are caused by decreases in the quantity of fresh groundwater flowing to the sea.
 2. Rising sea levels.
 3. Amount of groundwater flow to the sea can be reduced by pumping from wells and natural or human caused reduction in groundwater **recharge**. Thus intrusion of sea water is likely to occur.
 4. Pumping water from wells causes local declines in groundwater level in the vicinity of pumped wells and may cause local seawater intrusion.
 5. Natural sources such as droughts, diversion from some surface water sources, and urban human development can decrease recharge and result in sea water intrusion.
 6. Intrusion can affect the quality of water not only at the pumping well site, but also at other well sites and undeveloped portions of the aquifer. Thus, subsequent wells completed in the aquifer may encounter salty water in the once fresh aquifer.
 7. High urbanization and commercial growth places increased demand on groundwater supplies, increasing vulnerability to sea water intrusion.
- 

All components of the hydrologic system--surface sediment, vegetation, the sea, surface water, ground water, precipitation, recharge, and discharge--are integrally connected. When a change occurs in one part of the hydrologic system (such as pumping from wells or a long term drought), it affects the others. Seemingly easy solutions to seawater intrusion such as completing wells above sea level or locating wells further from shore will not necessarily be of value. The well in question may not be directly affected by intrusion but it may be **contributing to intrusion of the aquifer.**

Requested Measures to be Adopted by Peninsula Partners.

1. Adopt a water index for a minimum water level allowed at the aquifer.

2. Do a computer three dimensional drawing of the geography of the aquifer.

3. Check aquifer levels and contaminants levels by creating an inspection well. Protect the inspection well from localized contamination.

4. Locate discharge and recharge aquifer areas. No golf courses in discharge and recharge areas.

5. Reduce water consumption when water index shows a decrease in water levels. At this point check recharge and discharge areas--i.e. land use/resources use changes.

6. Abandon water rights permits, or note that all future/present residential/businesses units have priority over the resort with respect to water rights.

7. PUD to make monthly inspections.

7. Use best available information developed by Jefferson/Clallam counties Model Aquifer Recharge Areas Protection policies.

Copies: Ecology Department, Olympia. ✓
Jefferson County Planning Commission.
Clallam County Planning Commission.

\$



NORTHWEST TECHNICAL INDUSTRIES, INC.

547 DIAMOND POINT ROAD • SEQUIM, WASHINGTON 98382
(206) 683-4167 • FAX (206) 683-4168

23 JUL 91 11:30

July 19, 1991

Eric Schlorff, Director
Department of Ecology
Southwest Regional Office
7272 Cleanwater Lane, M/S LU-11
Olympia WA 98504-6811

Never having been involved with a protest before, I do not know exactly what a "detailed" basis for objection involves, but here goes.

We oppose Applications No. G228172 for 2 wells at 1,000 gallons (each) per minute and No. G228173 for 3 wells at 1,000 gallons (each) per minute. The basis for our objection is two-fold.

1. NEED: The developer making these requests, knowing that one of the major concerns of the public is water, has repeatedly denied needing more than 2,000 gallons per minute - this need being actually much less than 2,000 gallons in the year 2015 when his complex is expected to be finished. Please note his direct quote from the Sequim Gazette of June 19, 1991, enclosed. If what he says is true, then he has no need for three additional wells or a total of five altogether. One should not be allowed water rights for $2\frac{1}{2}$ to 3 times the projected need. If they feel more "secure" with five wells, then each should be allotted 400 gallons - a total of 2,000. And if they fear that they may run dry, then all of us who live and work on the Miller Peninsula and rely upon the water supply will probably face the same problem. Any additional wells should be considered if-and-when such an occasion rises and should be dealt with in the overall context of everyone's water rights at that particular time.
2. WATER RESOURCES ON THE MILLER PENINSULA: I have been told that neither the County or the State plans to research the water supply in this very arid part of the Olympic rain shadow. The Environmental Impact Statement, prepared by firms suggested and paid by the developer, will provide an analysis. Everyone I know, including supporters of this huge project, is concerned about the water situation. Some are trusting that the report will be unbiased. Others are not so sure, since the developer pays the company that prepares it. And still others are convinced absolutely that there will be an involuntary urge on the part of the hired firm to come up with as positive a report as they can possibly rationalize. To be quite frank, after talking with local people in the "water business", I'm not confident that present state-of-the-art allows for a definitive answer as to quantity available or future rate of recharge/replenishment - just a good, educated guess. I would hope that your department would err on the side of caution and not present us with a major, expensive and/or insolvable problem twenty years from now.

1st Formal Protest, No money

ED 7/29/91

July 19, 1991

Page 2

It was this same concern about water resources that resulted in our 1984 County Comprehensive Plan zoning almost the entire Miller Peninsula (with the exception of the housing development already in place at Sunshine Acres and Diamond Point) F-1, allowing only one house per 20 acres, and F--3, allowing one house per 4.8 acres. I have enclosed a copy of that Plan. This PRD proposes 1.2 houses per acre on 1/4 to 1/3 of all the land on the peninsula.

I am a mother, grandmother and probably great-grandmother in a few short years. As such, I am concerned about over-building and what effects it may have on future generations. We KNOW we are going to wrestle with dire water shortages, perhaps even in my lifetime. Our son in Berkeley, California is already bailing dishwater for his flower and vegetable gardens. They flush the toilet only when absolutely necessary, and two or three of them use the same bath water. This has been going on now for several years. That area already has a water crisis. Yet they continue to build, adding more to the population, while present residents save cups of water. They are failing to address the fact that they have a finite water source and cannot continue on this course. Other areas in the country face similar crises. Eventually we are all going to have to realize that a given water source can support only a given number of people.

A more immediate and personal concern is the possible effect this project may have upon our company's well. We were sited here in 1970 by the State Department of Economic Development, the Port of Port Angeles, the local EDC and Chamber of Commerce, and the County Commissioners. Our well, which is 420 feet deep, was drilled at that time. We have about twenty employees who drink water, wash their hands, and use the bathroom facilities. Now they are planning to surround us on all four sides with a water-intensive project. We cannot lose our water. It's vital to our very existence. Nor can we cope with the possibility that our well will become contaminated by the heavy chemical treatment historically used on golf courses.

It may be that new golf courses should realistically be built only in areas with known large water supplies, unless golfers can adjust to a game played on dry turf. But it seems obvious that building courses in deserts (and this area qualifies for that category) is a foolish waste of a valuable resource.

I plead with you to carefully consider the wisdom of putting two golf courses and 2,500 hotel/condo/villa units (a minimum of 5,000 people) on this dry peninsula. Add to this number the sporadic influx of thousands of tournament spectators*(there were 40,000 at the recent Minnesota Open!!!), and water supply becomes a real source of alarm.

Sincerely,

Jan Hare

Jan Hare, Treasurer

encs

* They have mentioned PGA Tournaments



Resort to draw more water than city of Sequim

By Brier Dudley

The Miller Peninsula resort developers have applied for permits to draw more water than the city of Sequim draws from its three wells at Standard Memorial Park.

Peninsula Partners applied two weeks ago for permits to drill five wells, three of which will eventually provide domestic and irrigation water to the resort, according to resort project manager Andy Norris.

When complete, the three wells may draw up to 2,000 gallons per minute altogether, or 2,880,000 gallons per 24 hours, which is as much as the resort will ever need, Norris said. Treated effluent from the resort's sewage treatment system may be used for irrigation to supplement the wells, he noted.

For comparison, Sequim has three wells on Silberhorn Road that may draw 1,300 gallons per minute altogether. On a very heavy day in the summer, Sequim uses about 1.6 million gallons in a day, according to public works director Richard Parker.

The city also has a permit to use water from the Dungeness River, which is done only in summer months when there has been heavy usage, Parker said.

Sequim's water system serves approximately 3,600 residents and the commercial establishments serving the surrounding population. Sequim will have to add

another well, producing at least 300 gallons per minute, to its system in the next five years to serve its growing population, Parker said.

Peninsula Partners has not said exactly how many residential units will be constructed at the Cape Discovery Resort, but under the zoning code written for the resort, up to two units per acre may be built. So far the developer has purchased or acquired the option to purchase approximately 1,900 acres, so 3,800 residential units, including hotel and motel units, could be built.

Norris said the water supply will be more than adequate for the completed resort. The resort will probably use between 500 and 1,500 gallons per minute. The treated effluent for irrigation would supplement the well supply four months of the year.

The state park, for which Peninsula Partners will provide water under a land exchange agreement, will use approximately 15 to 20 gallons per minute, Norris said. The park's usage will be seasonal, he noted, and no additional water rights permits are necessary to serve the park.

He also denied a rumor that additional wells south of Highway 101 will supply the resort. Other than one exploratory well

Please turn to Page 8

It's Volume 19 - June 5th, not
June 19th as I wrote in my letter.

5

More water . . .

Continued from Page 1
drilled south of the highway last year that was dry, "We have looked nowhere off-site," he said.

Construction of the resort could be underway in June, 1992, according to a "very optimistic estimate" on Peninsula Partners' water rights application, which was submitted to the Washington Department of Ecology two weeks ago.

That date is "probably their most optimistic schedule," said Gale Blomstrom, water resources supervisor at the Department of Ecology, and Norris confirmed it was an optimistic estimate. Blomstrom said her department will probably not issue the water right permit for 15 to 18 months.

Construction could begin on the site before a permit is issued, Norris said, because there is proof of an adequate water supply and two existing wells near Knapp Road are sufficient to supply the first construction operation. Peninsula Partners must have appropriate permits from Clallam County before construction begins, and they have not yet submitted an application.

Peninsula Partners' water rights application states they would like to draw 1,000 gallons per minute from the two wells located near Knapp Road and 1,000 gallons per minute from three wells in the central portion of the property.

The water will be used for multiple domestic supply and seasonal irrigation. Blomstrom emphasized

that the 2,000 gallon figures are probably higher than what Peninsula Partners actually needs. Her department encourages applicants to make high estimates because the permitted amount can be reduced, but not increased, without publishing additional legal notices.

The Knapp Road wells are on private property adjacent to Highway 101 that was purchased by Peninsula Partners in September, 1990. The other three are either in section 21 or 20, west of Diamond Point Road in the center of the 1,900-acre resort site.

Half of section 21 is land that was reserved for a state park in 1988, but is now reserved by Peninsula Partners. The Washington Department of Natural Resources, which owns 1,480 acres of the resort site including most of sections 20 and 21, will negotiate the land exchanges with Peninsula Partners.

On the cover letter to the water rights application, Peninsula Partners states the three northerly wells will be located in section 21, but the application says the wells will be in section 20. Norris told the Gazette the northern wells are in section 20.

Two of the three wells in section 20 are for geotechnical studies, and only one of the three will be used for a water supply, he said. Peninsula Partners will first drill an exploratory well, then close that well and drill a second well for the water system nearby. Then the water right permit will be trans-

ferred to the water system well.

Norris said the the supply well will be in the southern part of section 20.

Until the legal description of the northernmost well, which is apparently adjacent to the state park in section 17, and the cover letter error is sorted out, the application will not be processed, Blomstrom said.

Both discrepancies could be sorted out by telephone, she said. Her department will consider the legal description in the permit, rather than the description in the cover letter. Legal notices of both water rights applications with the correct legal descriptions will be published before the water rights permits are issued.

The resort will have a hotel with 75 to 150 units, and an undisclosed number of condominiums and other dwellings. Under a special section of the Clallam County zoning code written for the resort, up to two residential dwellings per acre may be developed, including hotel and motel units. Forty percent of the resort property must be open space, and there must be at least 640 acres in the resort parcel.

The zoning code addresses regulations for "planned recreational communities" and would apply to similar developments that met the same criteria. It was approved last summer by the Clallam County board of commissioners.

*That's 300 gals/min from each of the three wells
and 500 gals/min from each of the two wells*

S

received during the public hearing will be considered by the Commission. The environmental impacts related to adoption of the above specified amendments are deemed to be insignificant when compared to the environmental impacts of implementing the current County Zoning Code. Comments regarding environmental impacts of the proposed amendments will be considered by the Commission. The environmental impact check-list regarding the subject amendments is available for review in the County Planning Department.

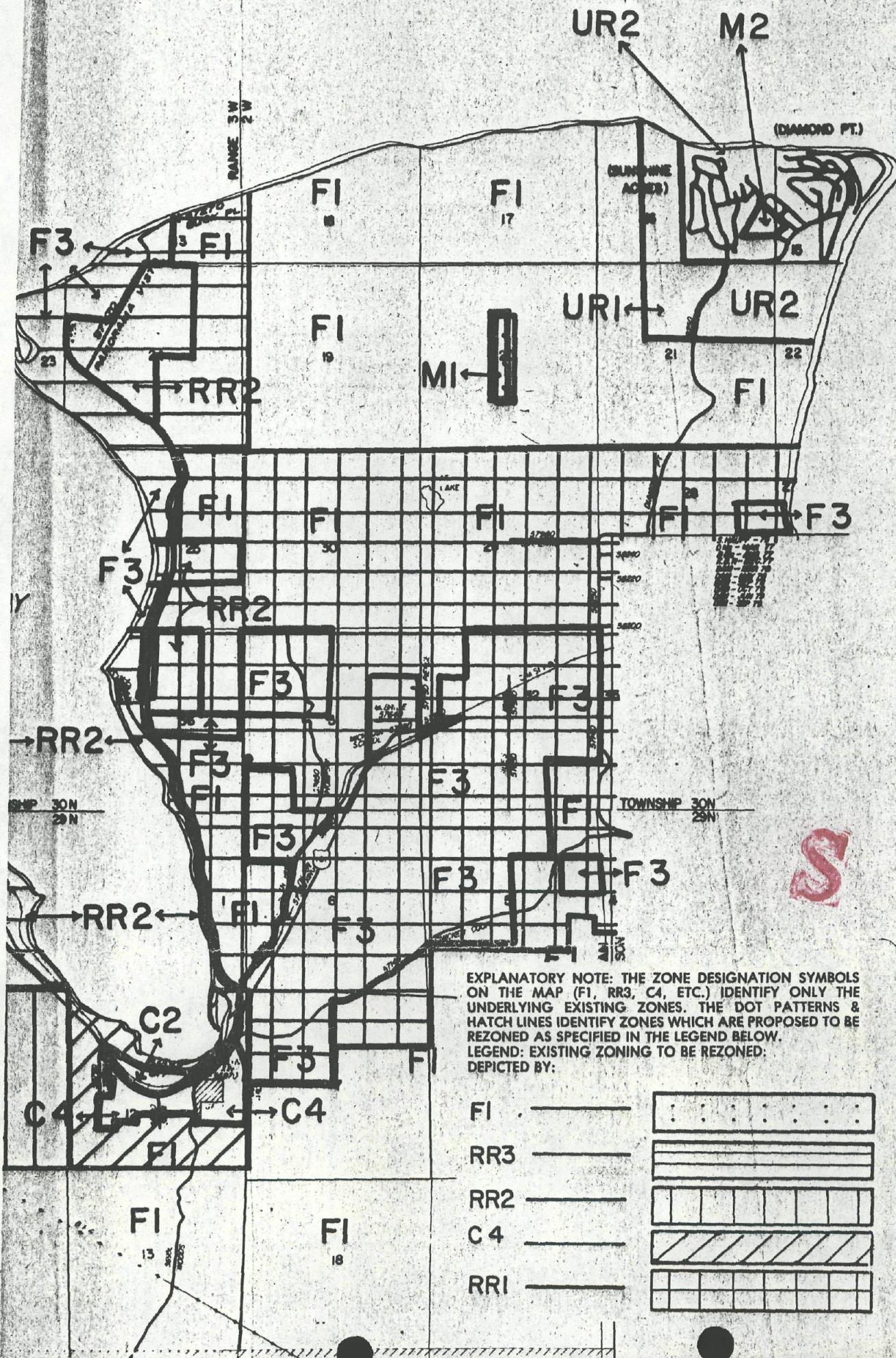
CLALLAM COUNTY ZONING ORDINANCE MAP

ZONE	DENSITY
FORESTRY	F1 1 HOME PER 20 ACRES
FORESTRY RESIDENTIAL	F3 1 HOME PER 4.8 ACRES
RURAL RESIDENTIAL 1	RR1 1 HOME PER 4.8 ACRES*

RURAL RESIDENTIAL 2	RR2	1 HOME PER 2.4 ACRES*
RURAL RESIDENTIAL 3	RR3	1 HOME PER 1 ACRES*
URBAN RESIDENTIAL 1	UR1	1 HOME PER 1/2 ACRE
URBAN RESIDENTIAL 2	UR2	1 HOME PER 9,000 SQ. FT. APT. AND
URBAN RESIDENTIAL 3	UR3	CONDOMINIUMS ALLOWED
GENERAL COMMERCIAL	C1	NO REQUIREMENTS**
INDUSTRIAL	M1	NO REQUIREMENTS**
LIGHT INDUSTRIAL	M2	NO REQUIREMENTS**

*HIGHER RESIDENTIAL DENSITIES ARE ALLOWED AS A PART OF PLANNED UNIT DEVELOPMENT.
**DENSITIES ARE LIMITED BY STATE AND COUNTY SEWAGE DISPOSAL, WATER SUPPLY AND FIRE PROTECTION REQUIREMENTS.

Pub.: Feb. 26, 1984



June 6, 1991

Sequim Wa.

Wash. State Dept. Ecology
Water Quality & Resources
Olympia Washington

Dear Sir,

I am writeing to strongly protest granting Peninsula Pardners, (A Mitsibishi Front.) water rights or ~~x~~ to permitt exploratory drilling for this proposed resort on the Miller Peninsula. As reported in June 5 issue of the Sequim Gazette this resort will draw more water ~~aa~~ than the city of Sequim. Since water is the life blood of a community this Mitsubishi Disneyland might well be termed the Vampire Resort.

Many of us in this community are outraged at the under handed and under the table conieveing of Mitsubishi and State officials to impose this ~~vampire~~ vampire resort, such underhanded conieveing reaching in to the Governor's office.

It is urged ~~thatanywaterxright~~ any and all water rights and exploratory permitts be refused to Mitsubishi and their front henchmen Peninsula Pardners. The only people who favor this vampire

*in formal Protest. No money
ES 7/29/91*



resort are those that think they can make some ~~taxi~~
tainted money out of it. Furthermore we are tied
of the community being exploited ~~by~~ by out sider
developers and the under handed cheap ~~politi~~
politics that go with it.

Again I strongly urge you do your duty
in refuseing any and all permitts tp Peninsula
Pardners.

~~Yin~~ Yours truly,

Theodore W. Bradshaw
Theodore W. Bradshaw

107 Eggloff Rd.

Sequim Wa. 98382



19 JUL 91 11:54

619-B East Sequim Bay Rd.
Sequim, WA 98382
July 16, 1991

Department of Ecology
Southwest Regional Office
7272 Cleanwater Lane, MS LU-11
Olympia, WA 98504-6811

Dear Sirs,

I wish to file a letter of concern about recent permits for water use to be issued to Peninsula Partners on Miller Peninsula near Gardner. These applications are G228172 and G228173.

I live on East Sequim Bay Road, 619-B. Legal description of my property: Govt Lot 3, Sec 25, T 30N, R 3 WWM; less the North 175 feet lying westerly of said road right-of-way.

I filed for ground water rights Application #G2-21121, Permit #G2-21121P, Certificate No. G2-21121C. Priority Date June 4, 1973. Maximum gallons per minute (20), 2.0 acre feet per year, for group domestic supply.

My concern is that my potable water supply and with it the value of my property may suffer if water supply is affected by the amount of water required for the proposed development. What good are my water rights if this giant corporation dries up my well? The aquifer under Miller Peninsula may be too limited to provide ground water to meet the needs of Peninsula Partners plus the needs of present residents and future developments. No permits should be issued until there is assurance that present and future demand on ground water for this area will not be put in jeopardy.

My well, which is located about 75 feet from the shore line of Sequim Bay, is 164 feet deep and is drawing water from a strata of clean pea gravel. If our aquifer is drawn down by too heavy a demand should we fear salt water intrusion?

Without the good water my family and I have enjoyed for the past 40 some years for my small resort and my home, I would probably be out of business and a home site on Sequim Bay.

cc: Sen. Paul Conner
Eloise Kailin
Sequim Gazette
Peninsula Partners

Sincerely,
A concerned citizen

R. C. Miller
R. C. MILLER

Informal protest, No money
2/3 7/29/91

CHRISTINE O. GREGOIRE
Director



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

7272 Cleanwater Lane, LU-11 • Olympia, Washington 98504-6811 • (206) 753-2353

July 3, 1991

Peninsula Partners
1008 Western Avenue
Seattle, Washington 98104

Re: Ground Water Application No. G 2-28172

Dear Sir or Madame:

On June 7, 1991, this office sent a notice to you for publication in a newspaper within Clallam County.

We have not received the necessary Affidavit of Publication and, therefore, cannot continue to process your application.

Please reply within thirty (30) days or, if you are no longer interested in the application or obtaining a water right, please sign the statement below and return to this office.

I am no longer interested in processing the Ground Water Application No. G 2-28172 or obtaining a water right and I hereby agree to it being cancelled.

I understand that after the effective date of cancellation, any withdrawal of ground water exceeding 5000 gallons a day and irrigation of more than one-half acre is a violation in accordance with Chapters 90.03 and 90.44 RCW and is subject to enforcement action.

Signature

Sincerely,

Sheri Fox
Water Resources

SF:th(6AG)

PLEASE NOTIFY OF ADDRESS CHANGE



CHRISTINE O. GREGOIRE
Director



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

7272 Cleanwater Lane, LU-11 • Olympia, Washington 98504-6811 • (206) 753-2353

June 6, 1991

Peninsula Partners
1008 Western Avenue
Seattle, Washington 98104

Re: Ground Water Permit No. G 2-28172

Dear Sir or Madame:


Your application for the appropriation of water has been assigned the above referenced number. Please refer to this number in future correspondence.

Enclosed is a notice of your application which must be published once a week for two consecutive weeks in a qualified legal newspaper of general circulation in Clallam County. A list of these newspapers in your county is enclosed. The applicant is responsible for the payment of the publication. Please read the notice carefully to make sure it is correct. Should you find an error, please return the notice to our office for correction.

You should mail or deliver the enclosed notice to a newspaper regarding publication as soon as possible. When you receive the affidavit of publication with the news clipping from the newspaper, please forward the original to this office promptly.

Since your application is for service of more than one residence, it is considered a public water supply. Public water supply systems are required to be approved by either the local health department or the Department of Social and Health Services (DSHS), depending upon system size. If you have not already done so, I suggest that you contact your local health department or DSHS, Water Supply and Waste Section, Mail Stop LD-11, Olympia, Washington 98504, for further information.

A site investigation will be made by this office before we issue a permit decision. In light of our water right backlog, we estimate it will be about 12 months after receipt of your application before we are able to conduct the site investigation.

Sincerely,

Sheri Fox
Water Resources

SF:th
Enclosures

tying Clallam well to Gardiner sparks quick angered reaction

By Fred Obee
Leader Staff Writer

A proposal to pipe water from Clallam County — and the apparent enthusiasm of Jefferson County's public utility to talk

more about the project — is once again roiling the rural waters of Gardiner.

"We're not going to let it happen," said Wayne King, a Gardiner resident who has found himself in the middle of

such fights before. "This is the good old boys at work again."

Sparking King's anger is a letter delivered to Jefferson County Public Utility District No. 1 last week from Northwestern Territories Inc. (NTI) in Port Angeles.

The letter proposes tying a high-producing well developed by Mitsubishi Corp. to Gardiner's existing water system. Mitsubishi put the well in when it was proposing a large recreational development near Gardiner that finally was

scuttled by land-use restrictions and community protest.

NTI's Steve Luxton said he was writing on behalf of Pac Five Inc., an investment group that now owns much of the land Mitsubishi was planning to develop.

Luxton says tying the Gardiner well with the old Mitsubishi well makes good sense because it will accommodate expected development and provide a backup source of water for the Gardiner water system.

"Pac Five would be able to demonstrate a prospective beneficial use of much of the well's potential resource," Luxton said. "With effort, I believe that we can produce a plan that brings everyone a fair share of the benefit of water development."

But the Mitsubishi well, King points out, is in Clallam County, and he can't imagine why Jefferson County's PUD would have anything to do with the idea.

See WELL, Page A 14

Well: PUD anxious for new water resource

Continued from Front Page

"I think it's against the law," King said. "The only way they could expand the boundaries into another county is if there was a hardship. The only hardship is the poor old Realtors who've been licking their lips hoping to sell property."

As for being a backup to the Gardiner system, King said he's never heard anything so ridiculous. The Gardiner system has two tanks for water storage and only uses one, King said.

"And if you lose a pump in the middle of the night, give me a call, that's my business," King said. Any capable pump installer could resolve that prob-

lem long before storage was tapped out.

Despite the initial reaction from Gardiner residents, the PUD's board of commissioners said they think the project could benefit the Gardiner water system and PUD Manager Jim Parker yesterday sent a cautiously worded letter of response that expressed the PUD's desire to explore the idea further.

And in an interview yesterday, he said the proposal does present some advantages to the PUD.

With the addition of the Mitsubishi well, the PUD could serve "another 400 connections

easy," Parker said. "That would allow for growth beyond what's out there. It's not something we have to worry about, but it's something we have to plan for."

And because both the Gardiner and the Mitsubishi well share the same aquifer, Parker said having

the PUD manage the affairs of both would give the county more control over the use of the water.

"We haven't made any decisions," Parker said. "We don't want to do anything that's illegal or that would cost the PUD a nickel. But we want to look at it."

Jerry Newlin, of NTI, said he

doesn't think it is illegal for the PUD in Jefferson County to serve Clallam County properties.

"All it takes is for the PUD and Clallam county to agree,"

Newlin said. "It's not an obstacle. The City of Tacoma operates Cushman Dam in Mason County. If they can do that, surely we can extend a water pipe a few hundred feet."

Newlin added, "This letter was just an idea. Nothing is cast in stone on this. We just wanted to open discussions for mutual benefit."

Residents of Gardiner, however, aren't satisfied by the explanations.

"My question is why the Jefferson County PUD is in such a lather to take this thing over?" King said. "Why doesn't Clallam County PUD do it if it's such a good deal?"

And Gardiner resident Jay Levine said he thinks the whole proposal "stinks from high heaven. We'd rather not see that well develop, because that's coming out of our aquifer. It's our own aquifer they're going to damage. That's not good."

According to Parker, Pac Five consists of five partners represented by Boyd Sharp, a man Parker met with. No other information on Pac Five was avail-

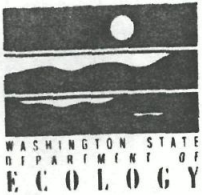
able from the PUD or NTI.

Although growth in the Gardiner system in recent years amounts to only about five hook ups a year, Pac Five sees a different development scenario on the horizon. According to Luxton's letter, Pac Five thinks demands on the water system in the future could include:

- 130-plus connections for Jamestown S'Klallam tribe horticultural garden and natural history area;

- 30 connections for a new state rest stop, and;

- 200 connections for Sunshine Acres, a development in Gardiner where wells have been plagued by saltwater intrusion.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

NOTICE OF APPLICATION TO APPROPRIATE PUBLIC WATERS

TAKE NOTICE:

That Peninsula Partners
of Seattle, Washington on May 23, 1991 under
Application No. 228172 filed for permit to appropriate public waters, subject to existing rights,
from 2 wells
in the amount of 1,000 gallons per minute as needed year round
each year, for community domestic supply and irrigation during the irrigation season

The source of the proposed appropriation is located within SE 1/4 SE 1/4 NW 1/4
of Section 32, Township 30 N., Range 2W W.M., in Clallam County.

Protests or objections to approval of this application must include a detailed statement of the basis for objections; protests must be accompanied by a two dollar (\$2.00) recording fee and filed with the Department of Ecology, at the address shown below, within thirty (30) days from

(Last date of publication to be entered above by publisher)

DEPARTMENT OF ECOLOGY
SOUTHWEST REGIONAL OFFICE
7272 CLEANWATER LANE, MS LU-11
OLYMPIA, WA 98504-6811

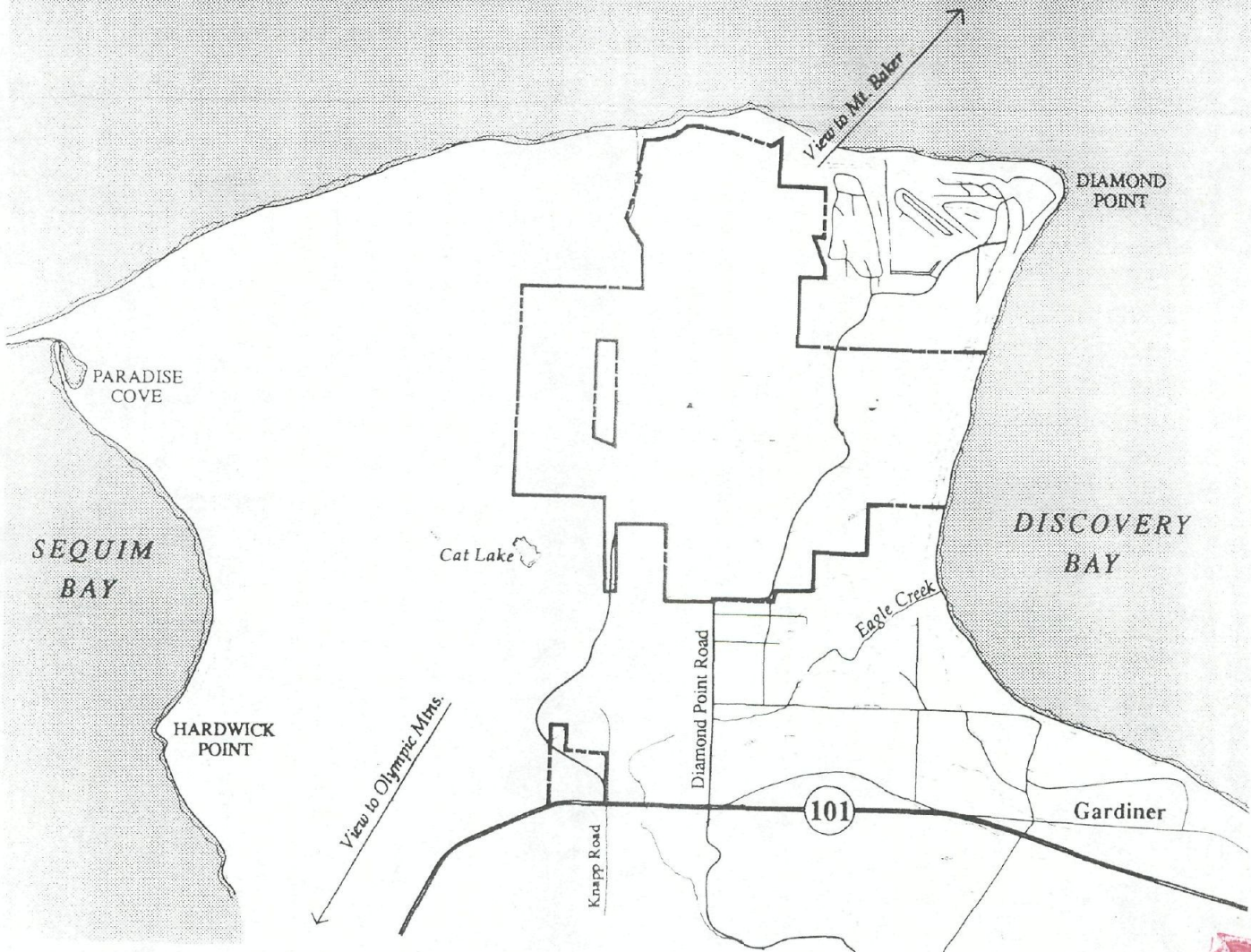
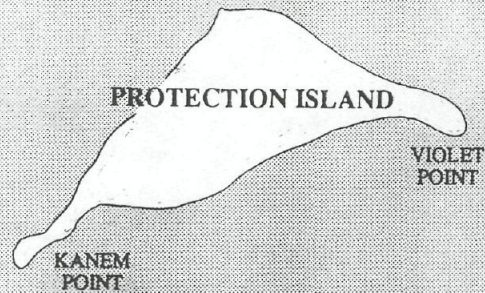
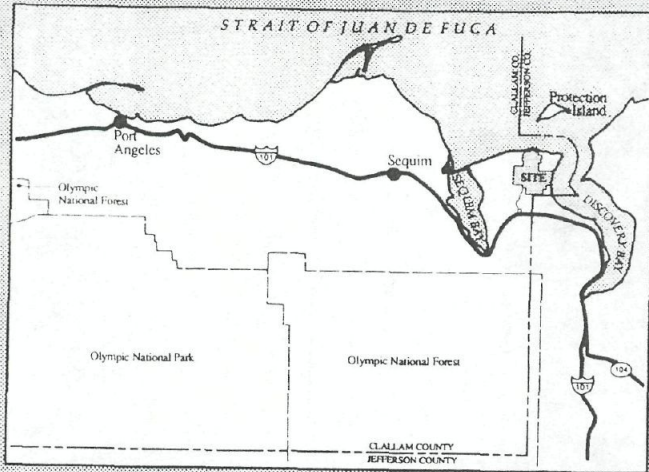


Figure 1:
Vicinity Map